

Boulder Valley Comprehensive Plan - CU South

Public Comments



Earlier this year the City of Boulder began a public dialogue with the community, stakeholders and

University of Colorado Boulder about the future of the CU Boulder site. This process is intended to inform changes to the Boulder Valley Comprehensive Plan land use designations and may help inform future annexation and agreements between the city and the CU Boulder relating to future development.

Many people have taken the time to offer input about the future direction of the CU site. Some common themes are described below, followed by a compilation of all comments the city has received. To respect privacy, personal contact information has been removed.

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Common Themes of Public Input:

Below are a handful of common themes seen throughout the project. Over 50 emails and letters have been received since September 2016 on this project and 76 residents provided feedback via comment cards during the September 26 open house. To weigh in on this project yourself, please email BVCpchanges@bouldercolorado.gov.

Flood Mitigation

- Many comments focused solely on flood mitigation on the CU South site, primarily concerning the public safety risks of future flooding.
- Residents commented that flood protection measures on the CU South site should be expedited.

Open Space Conservation

- There is general agreement that CU Boulder should protect and conserve land for open space on the site.
- Viewsheds and wildlife emerged as important considerations.

- Many residents commented that sensitive environmental areas and portions of the site critical to wildlife habitat should remain undisturbed by future development.

Trail Access

- Most prefer that existing trails remain available to the public regardless of how the site is developed.
- The CU South site offers one of the only flat hiking opportunities in Boulder, which is particularly helpful for children and elderly residents.
- CU South is one of the few cross-country skiing sites in Boulder.

Traffic and Congestion

- A common concern among nearby residents in the Table Mesa area is traffic congestion. Numerous comments describe nearby streets as becoming increasingly congested over the years and therefore may be unable to accommodate more traffic from the CU South site.
- Some residents think that access site may be problematic.

Site Uses

- Some residents commented that any level of development on the CU Boulder site is not appropriate and would negatively impact surrounding neighborhoods. Others prefer to have a better understanding of development intentions prior to changing a land use designation.
- Some commented that CU Boulder should consider workforce or faculty housing on the site.
- Residents in the Table Mesa area, particularly those adjacent to the CU South site, are concerned about future development impacting views from their properties.

Additional Information:

- Please visit the project webpage (<https://bouldercolorado.gov/bvcp/cu-south>) for additional information such as meeting dates and recent studies.
- In August 2015, City Council accepted the [South Boulder Creek Major Drainageway and Flood Mitigation Plan](#) that included several options that were used in portions of the CU South property for flood mitigation. The preferred design relating to the CU South site has informally been referred to as [Option D](#).
- A recent [site suitability analysis](#) identifies areas on the site that are potentially suitable for development and areas that should be preserved.
- The City received a [preliminary transportation and access analysis](#) in September and is aiming for additional analysis with CU Boulder, including potential traffic impacts, later this year.
- Many residents would like more detailed information about CU Boulder's future development plans for the site. Some comments include requests for specific land uses, site development standards and impacts to existing views. There are no immediate plans to develop the property, but CU would like to have the ability to plan for the property's future, annex the property, and potentially develop portions of it. Feedback received through this process will help inform future agreements between the City and CU at the time of annexation. These agreements will establish guidelines that future development will meet, such as land uses, building location, vehicle and pedestrian circulation, and landscaping.

Emails & Letters

E-mail Date	9/14/2016
E-mail Detail	<p>To the Council:</p> <p>The studies re the impacts of development on the CU South Campus site finally came out only a day or two ago. Thus, both the OSBT (on Wednesday) and the Planning Board (on Thursday) are supposed to review and comment on this material with essentially zero lead time. And of course those citizens who want to be involved will first have to know that this material is now available, after numerous delays, and then read it, absorb it, discuss it, and then provide input on it, all within a very, very abbreviated period.</p> <p>This process does not work. As you all know (or should know), once the initial direction is set, it's almost impossible to alter course. So you all should tell your staff to table any hearings on this material until both the ordinary citizens and those on the boards have a chance to properly consider this. The possible development of CU South is a VERY big deal and will certainly have a lot of issues that need to be worked over. It deserves special consideration and very careful inspection, not this abbreviated and rushed process.</p> <p>Some of you may not remember, but this land was almost purchased by the City for Open Space, but CU managed to cut a deal behind the scenes to get this land. The County turned it down in a 1041 process review (I think that's the number). So it's not something that has been in the works as a development area, quite the contrary. It is an area that has had a lot of controversy surrounding it's use, and deserves serious and thoughtful analysis, not some rush job.</p>
E-mail Date	9/14/2016
E-mail Detail	<p>Hello, Council Members: as amendments to the Comp Plan are formulated, let me emphasize the importance that the amended Plan NOT be inconsistent with the timely construction of the (Council approved location) flood control/retention dam located primarily on UCB's South Campus. This structure is critical to taking much of southeast Boulder out of the 100 year flood plain, mitigating against loss of life and reducing residents' flood insurance premia by hundreds of thousands of dollars per year.</p> <p>In the case of one major institution in southeast Boulder, Frasier Meadows Retirement Community (FMRC) of which I am a resident, timely construction of the flood control/retention dam would reduce the probability of loss of life from a Sept. '13 type event (close and very lucky in Sept 2013), preclude the need for FMRC's construction of a currently planned flood wall around that property at a cost of several million dollars, and save at least \$100,000 in FMRC's annual flood insurance premia. In addition, current flood plain constraints on construction on the FMRC campus would be eliminated.</p> <p>I write to you as a resident of FMRC and former member of Boulder's Water Resources Advisory Board, not in any official capacity.</p>
E-mail Date	9/14/2016
E-mail Detail	As a counterpoint to the City's concern for habitat and the natural environment, please view the attached slides of the

	work CU performed to destroy existing and emerging wetlands on the depleted Flatiron Gravel Pits (CU South). These slides illustrate CU's lack of respect and concern for good environmental design. The Daily Camera quote on the last slide is a good example of disingenuous statements made by the CU representative for the site. You can expect more of the same.
E-mail Date	9/21/2016
E-mail Detail	<p>The city of Boulder should purchase the necessary parts of this land to extend Foothills Pkwy around the homes in South Boulder to connect with Hgwy 93 south to Golden.</p> <p>This would eliminate a tremendous amount of traffic, from Table Mesa Drive and Cherryvale Rd of commuters using these routes to continue further south along Hgwy 93.</p> <p>This needs to be done while the land is still not developed, as it should have been done before CU bought this property. Where is the foresight of Boulder's planning?</p> <p>Do some traffic studies of Table Mesa Drive?</p>
E-mail Date	9/21/2016
E-mail Detail	At what point in the planning process will staff have ears and attention to listen to concerns from Shanahan Ridge dwellers about the potential for negative impact from CU South lighting, and what may be done to protect against that potential?
E-mail Date	9/21/2016
E-mail Detail	This is likely a premature question but I thought I should ask: do you know what type of buildings might be planned for CU South-would it be housing for students or academic buildings and an extension of campus?
Letter Date	9/21/2016
E-mail Detail	<p>I have lived in Boulder and attended the University of CO on & off since the Seventies. The last 21 years I have been a home owner & resident of South Boulder. I have witnessed the changes in our wonderful city first hand. Progress & development are fine, but when they negatively impact the quality of life where I live, as I feel the proposed annexation & development of South CU would do, I have to give my opinion.</p> <p>South Boulder along Table Mesa corridor has become extremely congested over the years. There was the loss of the swim club off of Martin Drive which gave way to an apartment building; the loss of the recruiting station on Table Mesa (ok, so that was an eyesore), and the addition of the Memory Care Facility; and all the development currently going on in the Table Mesa shopping center at Broadway. Traffic & parking are becoming a nightmare. Granted, these properties were already developed, but the recent redevelopment has added great density. I would hate to see South CU given the recent redevelopment has added greater density. I would hate to see South CU given over to this obsession with packing more people into every available square in of Boulder!</p> <p>I'm in my sixties now, and my objection to this plan aside from congestion, not to mention the displacement of wildlife, is purely personal. When I was younger, I enjoyed the mountain trails. But now, with bad knees and less time, I enjoy having a place to walk several days a week that is close to my home & easy on</p>

	<p>my knees. I could walk in my neighborhood, but that's not why I live in Boulder. I like the easy accessibility to trails. If I wanted to walk on sidewalks next to traffic I could live anywhere.</p> <p>I have found a community of friends at South CU. I may not know all their names, nor they mine, but we know each other by sight & each other's dogs. We seem to coexist rather well with joggers & bikers who also use the trail. It's a gathering place; literally a watering hole for our 4-legged companions. To begin most days there means everything to me. We greet the day with each other discussing everything from politics to fashion, business to pleasure, and everything in between.</p> <p>It's a place where I can enjoy the beauty of the seasons and feel like I'm a part of nature, without having to travel far from my home.</p> <p>It's part of what's so special about living in South Boulder.</p>
E-mail Date	9/23/2016
E-mail Detail	<p>What are the plans for traffic mitigation?</p> <p>This is a heavily trafficked area now. Adding more cars will complicate this. Can US 36, Table Mesa Dr./South Boulder Rd, and 28th St. handle the additional traffic? Have you considered the traffic on game days or other special events at CU.</p>
E-mail Date	9/24/2016
E-mail Detail	<p>I'm writing to express my objection to CU South Development.</p> <p>Let's leave what makes Boulder unique: open areas without ugly, dense developments like the ones that ruined Golden.</p>
E-mail Date	9/24/2016
E-mail Detail	<p>We only learned today about the CU South proposal. We are unable to attend the meeting on Monday, but want to know a lot more about the logistics of getting people into and out of this new neighborhood. Our neighborhood, South Creek 7, abuts the project. We have one, and only one, access via Tantra off of Table Mesa. Along our route we have a middle school, making ingress and egress difficult at drop-off and pick-up times. To add many more households to this back up would be problematic. Rumors are 1000 new households, but I cannot verify that from your information. How many houses would be proposed if this project continues?</p> <p>There is also the consideration of the number of people who utilize the multi-use trails in this area and the wildlife that live there. This was one of our major considerations in purchasing a home in this area 10 years ago, and we greatly appreciate the views, the pathways, and the wildlife. We want to know a lot more about how any proposed changes would impact our ability to utilize these lands and how it would change the feel of our "wild" backyard".</p> <p>Thank you for your consideration and any information you can forward to me. I have read the information currently available on the website, but need to be kept in the loop on further developments, hopefully with more than 36 hours of notice before meetings.</p>
Letter Date	9/25/2016

E-mail Detail	<p>I am writing to implore the City of Boulder to protect the CU South Campus Open Space Park. This is a unique piece of open space that is heavily used by walkers, joggers, and Nordic skiers. While the City offers a number of incredible trails in the foothills, there are relatively few flat, natural trails that are accessible to our City's elderly, handicapped, and very young population. The CU South Campus Open Space trail is smooth and flat, making it the perfect location for people in wheelchairs, infants being pushed in strollers, and seniors who are not able to hike on steep, rocky trails.</p> <p>Not only is the CU South Campus Open Space Park an incredible recreational asset, it also protects an amazing ecosystem that is quite different from that found in the foothills. This open space is home to coyotes, deer, song birds, and prairie grassland, making it an invaluable addition to the land that has already been preserved by the City of Boulder.</p> <p>I understand that City's desire to create additional housing, especially low income housing. I wish the City would consider alternative measures to increase affordable housing within pre-existing neighborhoods. For instance perhaps the City could offer incentives to people who construct and rent granny units. Allowing multiple family to live in some of the City's larger homes could be another creative way to increase housing without taking away from Boulder's unique open space properties.</p> <p>I have been recreating in the CU South Campus Open Space for the past fifteen years and hope to continue to share this magical spot with my young child. Over the years my son has searched for cattails, learned about birds and enjoyed beautiful sunrises on this property. I thank you for your consideration.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>I will be out of town on Sept 26 and can't attend the open house, so I'm sending you a brief comment.</p> <p>At a glance, I'm in favor of the city annexing CU South. As it is now, Boulder leash laws don't apply, so many dog walkers love it out there, but it's mayhem for people who don't want out-of-control off leash dogs being overly aggressive towards our own dogs and our own selves. I look forward to a day when leash laws and/or voice and sight rules apply to this CU south campus area to make it more welcoming for all people at and pets.</p> <p>I do like the Boulder Nordic Club grooming the trails out there during snowy times. I hope that can still happen in the future, and skiing will be even better without out-of-control dogs, in my opinion.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>Dear Planning Board</p> <p>Thank you so much for this meeting tonight and for all the effort that went into these plans.</p> <p>I want to thank you specifically for the South Boulder Creek flood mitigation plans.</p> <p>My life was in danger at the flood three years ago. I lost 60-70% of my belongings, my house was devastated and the lower part totally destroyed. I</p>

	<p>incurred a shoulder injury that after 2 years of physical therapy, lots of time and money lost, had to be surgically repaired.</p> <p>We are still concerned for our safety and our lives.</p> <p>Please build the retention wall sooner then later.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>http://bcn.boulder.co.us/environment/fosc/history.html</p> <div data-bbox="451 573 1321 953" data-label="Image"> </div> <p>The individual listed as the author, Gary Wederspahn, no longer lives in CO. He is a very responsible and intelligent individual. In the past he ran the Peace Corps program in Peru or Ecuador (I don't recall which.)</p> <p>Please distribute this history widely, as you wish.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>My name is [REDACTED] and I serve as the current board president for the Boulder Nordic Club (http://bouldernordic.org). I am introducing myself and the BNC to you because we are the entity who grooms (mechanically prepares) the CU South property for cross-country skiing when conditions permit.</p> <p>On this email are two additional BNC BOD members who are crucial to BNC operations at CU South.</p> <p>At this time, the BNC has no opinions nor intentions regarding the process that recently began around CU South. Importantly, the BNC defers to the property manager of the parcel who permits BNC operations.</p> <p>At your convenience, you may contact any of us anytime the BNC can aid in the efforts around CU South. I wish you luck in the public process and thank you in advance for your efforts.</p> <p>Kind Regards</p>
E-mail Date	9/26/2016
E-mail Detail	<p>I am distressed to learn - rather by accident - about the CU South Open House tonight. I am a neighbor on Tantra Drive and am surprised to have received no</p>

	<p>notice from the city about this. I received frequent mailings during the discussions about rezoning the former Armory site on Table Mesa, and would expect at least the same consideration for this rather larger-looming issue for our neighborhood.</p> <p>Unfortunately I have prior commitments and cannot attend. I have signed up for the planning emails to receive further notice, but want to register my disappointment at the lack of public notice about this meeting and specifically the lack of notice to neighbors (as well as the poor timing in conflict with a national presidential debate!)</p>
E-mail Date	9/26/2016
E-mail Detail	<p>Sorry to bother you but I didn't find a automatic email address to post to. My comment is that the university has loaned the city a much beloved recreational area in CUSouth over the past years, used by runners, walkers(with and without dogs) skiers and some, but fewer cyclists as part of larger trails.</p> <p>I hope that CU and the city reach an amicable agreement on the lands and that future plans include and maintain the recreation, as well as the conservation aspects of the site.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>I can't make it to the meetings about the plan for the Cu-south property but I wanted to put in a vote for very seriously considering using some of the space for workforce housing for CU faculty and staff. The current faculty housing is in terrible shape, like college dorms, and faculty and staff are truly unable to afford to buy in Boulder so are moving to Longmont, Lafayette, Louisville. Having subsidized and market rate options for rental or for purchase on the cu south property will keep the community of CU workers living in Boulder and also can create great community among faculty and staff that doesn't happen the same way when people are spread out. If anything CU should help its own workers live in Boulder. Of course, open space, retail, park space, all this is good too. But CU has the opportunity to help CU's own employees and it should not pass up this opportunity. We want Boulder to be a place where academics and university staff live, not only a place that high tech types can afford.</p>
E-mail Date	9/26/2016
E-mail Detail	<p>To whom it may concern,</p> <p>I am a resident of South Boulder, at [REDACTED]. I'm unable to attend the Planning Board meeting tonight, so I wanted to register my opposition to the potential development of the CU South Campus Open Space. In no way will such a plan enhance Boulder. And it will certainly negatively affect the lives of all current residents on this side of town. One of the things that makes Boulder such a wonderful place to live is the town's embrace of Open Space. Development of the CU South Campus flies directly in the face of this. In addition, the problems related to a population increase (e.g., more traffic, more pollution, reduction of habitats for wildlife, etc.) will rob Boulder of the very things that residents love about it.</p>

	If the town moves forward with its development plans, I can promise that I will fight it every step of the way arm in arm with my neighbors.
Letter Date	9/27/2016
E-mail Detail	<p>Our family would like to voice the importance of the CU South open space park. This space is enjoyed daily by one of use, plus our lucky dog. It has become the highlight of our neighborhood!</p> <p>I love running on the amazing, soft dirt and skate skiing when condition permit. Our 3 yr old enjoys throwing rocks in the Lake. Our dog runs at full speed putting a smile on our faces.</p> <p>We love and appreciate that CU has allowed undeveloped areas in the heart of South Boulder and hope it can stay that way in the future! We were unable to make the meeting and hope the community voiced the importance of such an amazing place!</p>
E-mail Date	9/27/2016
E-mail Detail	<p>Need for quick action on the flood control part of the South Campus plans. Cheers!</p> <p>Hi, Leslie: (hope spelling is right!): I'll just attach the letter I sent to City Council last week. It's obvious purpose was (is) to urge quick agreement between City and CU on design and construction of the dam. Until the dam is in place, lives are at risk and very large costs to SE Boulder residents will continue.</p> <p>Many thanks.</p> <p><u>Attachment:</u> Draft letter to City Counsel re importance of adequate flood retention west of Route 36.</p> <p>Honorable Members of Council:</p> <ol style="list-style-type: none"> 1) As a member of WRAB, I was on the original task force along with Utility Staff and consultants that investigated some 8 to 12 alternative plans for mitigating the SBC flood threat. It was clear then that substantial flood retention west of Route 36 was a vital component of any effective SBC flood mitigation plan. 2) The most heavily damaged area of the City were the neighborhoods of southeast Boulder, starting with Qualla Drive and extending along Thunderbird Drive to the Frasier Meadows Retirement Community. 3) These areas were devastated by the torrents of water that built up and then over-topped Route 36. 4) It is clear that substantial flood retention west of Route 36 is the only effective way of protecting from repetition of this flood pattern. 5) City Staff and consultants are working to determine whether some design of storage areas could avoid the use of City Open Space for flood storage.

	<p>6) Whatever the outcome of these studies, the City Charter tasks the City to promote public health, safety and welfare by minimizing flood losses...from uncontrolled storm water runoff.</p> <p>Hopefully, the City and University can quickly come to agreement on plans that meet these obligations in the most effective way.</p>
E-mail Date	9/27/2016
E-mail Detail	<p>I am an owner of a house in the Tantra park development. I would like to give you my feedback on the access proposed to the area where the development in CU South may happen.</p> <p>USING TANTRA DR AS AN ACCESS TO THE NEW PROPOSED DEVELOPMENT ON CU SOUTH IS A WRONG IDEA!</p> <p>I have leaved there for 15 years and raised my family. This neighborhood is one of the remaining little quiet spot in Boulder. By opening it to the access of new 800 units like it is proposed is going to destroy the quality life of that neighborhood and make it very unsafe for children especially the ones going to Summit school.</p> <p>This 800 units project is already going to have a huge impact in that neighborhood. You don't need to make it even more dramatic especially when looking at the plan, an access along the new beam- where the actual entrance of the land is- is totally possible and will have no impact on the "quiet and safe" actual Tantra dr.</p> <p>Why creating chaos when you have a total other option just there which will have no such bad impact?</p> <p>Could you please let me know why this option has not been chosen in a first place? Tantra dr is not meant to receive such a heavy traffic. Keep it safe and quiet, PLEASE! For our children and our elderlies (don't forget there is a new elders complex next to Summit school).</p> <p>I am looking for your answer.</p> <p>Please keep me informed in any news on this project.</p>
E-mail Date	9/30/2016
E-mail Detail	<p>I am writing to express my concern with regards to the proposed annexation of the CU South property. I attended the open house at St Paul's on Monday, September 26, and felt that very little was made clear about the situation surrounding the University's desire for annexation of the property. Upon completion of the meeting, I still had little understanding as to why CU is proposing annexation and land use changes...what is it that they are hoping to accomplish with this?</p>

	<p>Once the flood mitigation has been completed, will a larger portion of the property then be rendered safe for development? If so, how much of the property? Will there be any area left as open space? The current land use designation map likely holds no bearing on what the map will look like post-flood mitigation, and I would very much like to see this projected future map.</p> <p>Is CU hoping to sell the land back to the City, or do they want to develop it themselves? If they are developing it themselves, what and where are they planning to build? And if they are planning on selling all or a portion of the land back to the City, what would the future of the property be then? I am concerned that there is more going on here than the public is being told...it was concerning to me that CU, the very organization who is behind these requests, was not present for Monday's meeting.</p> <p>As someone who frequents the CU South open space daily, I would be absolutely devastated to see it developed. The flat trails at CU South are one of the few places I have been able to walk over the past several years as I have been struggling with ongoing knee issues. The time I spend with my dog on these trails is often the highlight of my day...the open space fills me and comforts me and makes me so grateful to live in this town. Boulder is such a special place with its open spaces spread throughout the city...the open spaces being the very feature that draw so many people here and make the area so desirable. In taking these spaces away, we are taking away the very element that makes Boulder what it is.</p> <p>I urge the City to do what it can to keep as much of this land intact as it has authority to. I will be in attendance at the meeting on October 20th, and I sincerely hope that the public will be given more information with regards to the plans that are in play for this property than we were given at the last meeting; I also hope we will be given a chance to dialogue with CU directly.</p>
E-mail Date	10/6/2016
E-mail Detail	<p>I am writing to thank you for your very informative presentation regarding the future of the Flatirons/CU South property. I went to the meeting simply looking for information (since the deceptive signs posted around the area had me a little worried), and came away feeling like I understand much more about the process, the stakeholders, and what the planning department is trying to accomplish. I am very impressed by the thoroughness of your process! I am really very impressed that you would take view-shed analysis into account, as well as wildlife migration patterns, when zoning the area in the future.</p> <p>I also was amazed at the intensity of the anti-development voice in the room (and at the rudeness of one concerned citizen who didn't even let the presentation get started before loudly complaining that he didn't know what the meeting was for). I, for one, just moved here from the San Francisco area and am all too familiar with what the future of Boulder looks like if the anti-development folks have their way all the time. People think the rent is too high now, but they have no idea how bad it can get. So, I applaud you in your efforts to develop responsibly.</p>

E-mail Date	10/10/2016
E-mail Detail	In your upcoming discussions of annexation of the CU South property I urge you to remember how fortunate Boulder was in avoiding deaths from the devastating flood of 2013. Those of us living in this area of potential future flooding urge your support of the annexation and also urge you to proceed in all due speed.
E-mail Date	10/11/2016
E-mail Detail	As a citizen of Boulder, I urge your support for annexation of the CU South for flood mitigation like what happened in 2013. Many people lost their cars at Frasier. The sooner something that is meaningful can be done, the better the situation for the people living in this flood plain regarding their health and safety as well as their property. The next flood might come much sooner than 100yrs.
E-mail Date	10/11/2016
E-mail Detail	Dear planning board, I urge you to expedite the annexation of CU South for flood mitigation.
E-mail Date	10/11/2016
E-mail Detail	I agree with [REDACTED] email below 100%. Please try to complete the South Boulder Flood Mitigation Program ASAP. TY. Dear Sirs, My wife Ann and I are most concerned that it has been three years since the South Boulder Creek 9Sep13 flooding and yet nothing constructive has been done by public officials to properly deal with this serious situation. I, at age 90, was helping drive cars out of the North Frasier parking garage at midnight. Frasier staff was valiantly carrying in their arms the residents of the Health Care Center to higher ground. Fortunately no lives were lost. Ninety seven cars were totally destroyed in the Frasier Central and South parking garages. Many in our neighborhood suffered serious damage. Engineers have determined a berm needs to be built on the south side of Highway #36 to prevent this flooding when we have heavy rainfalls. For Heaven's sake please get on with the CU South flood mitigation plan!
E-mail Date	10/11/2016
E-mail Detail	Dear Sirs, My wife [REDACTED] and I are most concerned that it has been three years since the South Boulder Creek 9Sep13 flooding and yet nothing constructive has been done by public officials to properly deal with this serious situation. I, at age 90, was helping drive cars out of the North Frasier parking garage at midnight. Frasier staff was valiantly carrying in their arms the residents of the Health Care Center to higher ground. Fortunately no lives were lost. Ninety seven cars were totally destroyed in the Frasier Central and South parking garages. Many in our neighborhood suffered serious damage. Engineers have determined a berm needs to be built on the south side of Highway #36 to prevent this flooding when we have heavy rainfalls. For Heaven's sake please get on with the CU South flood mitigation plan!

E-mail Date	10/11/2016
E-mail Detail	<p>Hello:</p> <p>I am requesting the Boulder Planning Board to do whatever it takes to keep the above referenced project moving swiftly forward.</p> <p>Why?</p> <p>If another event similar to the one that occurred in September 2013 occurs, it is highly likely someone will be killed. No one was killed in 2013, but most agree this was a MIRICLE.</p> <p>Secondly, if this project is delayed whatsoever the funding budgeted could disappear.</p> <p>Please complete your involvement by the end of this year.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>As a resident of Frasier Meadows Retirement Community, I support the annexation of the CU South property, in furtherance of flood mitigation to protect Frasier Meadows and surrounding properties from severe damage in the event of another severe flood. As you know, the damage to Frasier Meadows was very severe, resulting in condemnation of an entire large residential building. It is also very fortunate that no lives were lost in the flooded underground parking areas.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Greetings All, I'd like to commend your efforts to work with CU, CDOT and the County to proceed as fast as possible to complete the comprehensive plan/annexation process for flood mitigation of South Boulder Creek. As you all know many of us were lucky to escape with our lives in the 2013 flooding when waters from SBC overtopped US36 and devastated our neighborhoods. There are 3000+ of us here today that need your actions to help us. Please continue to get this project underway. Thanks!</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Ladies and Gentlemen:</p> <p>Please continue to expedite annexation of the CU South property into the city so that Plan D regarding the critical berm/dam to protect the lives of homeowners, apartment dwellers and the senior citizens north of Highway 36 along Thunderbird Drive can proceed on schedule. We were SO LUCKY that no-one among the several hundred affected residents was killed in our area by the catastrophic 2013 FLOOD that overtopped Highway 36 without warning. Climate change raises the risks that such a flood may happen again sooner rather than later.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Hello,</p>

	<p>I support your efforts to protect our neighborhood from catastrophic flooding by building a flood control berm at CU South.</p> <p>I urge a speedy resolution to this.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>URGENT ! URGENT!</p> <p>For the safety of thousands of citizens it is urgent that a flood control berm be built at CU South. Please speed up the process and move with haste'</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Please act expeditiously in construction of the flood control berm on the CU South Campus to avoid the flooding we had in 2013.</p> <p>Thank you.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>We encourage you to support the annexation of CU South for flood mitigation!</p> <p>We are residents of Frasier Meadows Retirement Community. As you well know, we were fortunate to avoid any loss of life in the September 2013 flood, but we are still trying to get our heads above water with all the expenses incurred from this flood. Please safeguard our Boulder's citizens.</p> <p>And please get going on this action immediately to protect us before the next unexpected flood. We urge your support, right now.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>To all decision makers:</p> <p>I support the annexation of CU South to expedite flood mitigation. We need a berm. We need reassurance that this area will not again be subject to life threatening flooding.</p> <p>I am a resident of the Frasier Retirement Community. We were flooded out of our apartment and escaped with only loss of some possessions. It could have been terribly worse.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.</p> <p>The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the</p>

	university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!
E-mail Date	10/12/2016
E-mail Detail	<p>Please act soon on this issue!</p> <p>---</p> <p>Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.</p> <p>The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!</p>
E-mail Date	10/12/2016
E-mail Detail	<p>I am writing to support the annexation of CU South for flood mitigation purposes. I am a resident of the Frasier Meadows Retirement Community, which suffered catastrophic conditions during the flood of September, 2013. Specifically, 14 independent living apartments were flooded and destroyed, and the occupants had to be re-located to other facilities or go live with family members for several months. Likewise, the entire Assisted Living facility was lost (about 32 residents had to be re-located to other facilities or go live with family members.) Worst of all, fully half of the skilled-nursing beds (54 of 108, which existed at the time) had to be evacuated and are considered permanently lost. Along with these impacts, 40 - 45 staff members were immediately (and permanently) laid off.</p> <p>Approximately 100 cars, which were parked in two underground garages, were destroyed. (These garages filled with water.)</p> <p>I understand that governmental entities are intrinsically slow-moving, but a full three years has passed in which nothing tangible has been done for flood mitigation in this neighborhood. To me this is unacceptable!</p> <p>Please "get on with it." I urge you to make Plan D happen.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>I urge the City to move with all expediency to implement the flood mitigation (Option D) approved by the City Council and city boards in 2015. Option D is dependent on the annexation of CU South to implement. We encourage you to move ahead with annexation and flood mitigation as quickly as possible. People's health and safety is at risk!</p>

E-mail Date	10/12/2016
E-mail Detail	<p>I am sending this to the BVCP Organization to tell you that I and my friends in South Boulder support your efforts to protect "Life and Limb" of South Boulder residents by preventing another 9/2013 flood from happening again. Without action on your plan we may not be as lucky as we were in the past.</p> <p>Thank you for your efforts.</p>
E-mail Date	10/12/2016
E-mail Detail	<p>Decision Makers:</p> <p>I strongly support the construction of a berm along US36 (option D) to mitigate the flood risk to South Boulder. We were extremely lucky that no lives were lost in the flood two years ago, although there was substantial property damage. Videos of the flood show the tremendous power of rapidly moving water. The first obligation of government is to protect the safety and security of its citizens. The danger of another flood has not decreased in the two years since the last one, and may have increased because of climate change. This is not a development issue. I urge prompt action.</p>
E-mail Date	10/13/2016
E-mail Detail	<p>To whom it may concern:</p> <p>Please build a flood control berm at CU south. The flood of 2013 displaced many people in Frasier Meadows Retirement Community, destroyed many low lying parts of the building, and destroyed many cars. The inhabitants of FMRC low lying parts had to be moved to other retirement homes, and the lower part of the Health Care Center was essentially destroyed. Fortunately no lives were lost, but a repeat flood would be devastating.</p> <p>Please, please build the berm.</p>
E-mail Date	10/16/2016
E-mail Detail	<p>Council and Planning Board,</p> <p>Is Boulder polluting the world or is the world polluting Boulder?</p> <p>After researching the Jan Burton opinion that Boulder has an F in air quality, it appears to be a selective opinion on interpreting the Federal guideline on ozone that the EPA has arbitrarily raised recently. I found that Boulder's higher readings on particulates the last two years are the result of the fires on the west coast. And that our higher ozone readings are the result of local colder, wetter weather caused by world climate change and pollution reaching us from as far as China.</p> <p>I think the growth of CU's student population is now skewing the stats of Boulder's life styles. We have a large population of temporary 18-25 year olds that is growing without CU addressing their housing needs. Single family homes pay much of property tax that funds this city. If we reduce them, we lose that</p>

	<p>revenue. Hirt's political treatise on zoning appears biased to me, as she was raised in Eastern Europe and uncomfortable with American tradition as she states herself. We need some perspective before destroying Boulder's neighborhoods.</p> <p>One step we do need is to require developers to place their affordable housing on site and to see that it is incorporated when approved rather than building a huge reserve for later construction. Also, to recognize that some industrial zones need reconsideration of designation for added housing for our in- commuters. It's the only spare land we have.</p>
E-mail Date	10/16/2016
E-mail Detail	I support the annexation of CU South for flood mitigation--without delay. I live in the Frasier Meadows Retirement facility that was badly flooded in 2013 and could be again at any time. I urge annexation now.
E-mail Date	10/17/2016
E-mail Detail	<p>To the members of the City Council and the City Manager:</p> <p>we support the quick annexation of the South Boulder CU property to help the City complete the live and money saving flood mitigation plans for that area in the very near future.</p> <p>We have recently moved to Frasier Meadows Retirement Community which was severely affected by the Sep 2013 flooding event.</p>
E-mail Date	10/17/2016
E-mail Detail	<p>Over the past couple of years I've attended most of the public meetings regarding South Boulder Creek flooding. I think there were over a dozen. It was a long, frustrating journey for those of us in the neighborhoods impacted by the 2013 flood. But the decision made in August 2015 to pursue Option D seemed like a win-win for the neighborhoods, the city and for CU.</p> <p>As we move forward with the plan, I urge planners to keep in mind what's critical: South Boulder Creek flooding presented the city with a public safety nightmare and the plan provides lifesaving flood mitigation to many residents.</p> <p>I was surprised by the huge participation at the August 26 community outreach meeting. A large number of attendees seemed largely concerned about the impact that the CU-South residential areas would have on their neighborhood. There didn't seem to be much knowledge about the public safety concerns caused by South Boulder Creek.</p> <p>The important thing here is flood mitigation. If the zoning issues are viewed to delay implementation of Option D, I encourage the planners to separate the CU-South into two activities – the annexation needed for flood mitigation and then annexation of whatever property is left.</p>
E-mail Date	10/24/2016

E-mail Detail	<p>Thanks for serving on the planning board.</p> <p>We request that Planning Board move soon on considering building a berm on CU property bordering US 36. The 2013 flood damaged our neighborhood severely but without loss of lie fortunately.</p> <p>Next time we may not be so fortunate.</p>
E-mail Date	10/24/2016
E-mail Detail	<p>Planning Board:</p> <p>I urge your support for the berm along US36 (option D) to mitigate the flood danger to South Boulder. The flood 3 years ago caused great property damage, and we were very fortunate that no lives were lost. Videos taken that night show the power of the rushing water and the danger it posed. This is not a development issue, it is a public safety issue. We are now more than 3 years since the flood, and not a single shovel of dirt has been moved to reduce the danger. It is time to get on with it!</p>
E-mail Date	10/31
E-mail Detail	<p>I have been eagerly following your efforts to protect Frasier Meadows Retirement Community and our neighbors from repeated flooding. The flood control berm at CU South will save lives and protect us all. Please move forward deliberately and quickly to ensure our safety.</p>
Phone Message Date	11/01
Message Detail	<p>Building any houses is a poor decision for the city. Our son learned to ride his bike on the site. One of last great places to walk dogs and ski in the winter. In addition, the homes do not fit the area, particularly higher density.</p>

Comments from the September 26, 2016 Open House

1. Zero Population Growth because: homo sapiens are a cancer and spreading destructively on earth- destroying the planet and other species. We named ourselves well: sapient means pretending to be full of wisdom. What wisdom is there in lower quality of life because of traffic, pollution, noise, stress, crime, less connection to wildlife and mother nature. Only re-developers in Boulder-NO developers re do infrastructure, energy, inefficient structures, add wind and solar energy sources. NOMSI-not one more square inch of wild, undeveloped land to be destroyed. Boulder city count and CU all should stop population growth-be leaders and shine the way to sanity. Read Don Browns "Inferno"- a book of fiction – or is it fact? Should be required for all politicians and policy makers. My name Is not important. What is important is that some 50 years ago I made a very difficult decision not to have children because my 3 siblings had 7 children.

2. Leave it alone!
3. I support the talks between the city and CU to help with flood mitigation!!
4. The land is "open space" that is precious and scare in S. Boulder. My friends and I enjoy walking our dogs off leash, which is increasingly difficult to do anywhere in the city. We see happy dog owners and their pets, tons of birds and other wild life. I've read that it's home to small carnivores and moose, as well. Importantly, this space boasts spectacular unobstructed views of the flatirons, which will disappear if condos or other residential units are built here. As a resident of this community, I feel there is no room for the addition of this number of people, residential units or cars. Our grocery store parking lot has not parking spots open many times of day as it is. Our roads, big and small, are very heavily trafficked to the point that I'm afraid my 9 and 11 yr old children will be run over if out of my site (even at designated cross-walks!) The residents should have more power to affect the process of proposed development in the place where we live. Boulder is rapidly becoming less of a "college town" where nature lovers enjoy life and raising children and more of a small "city" with untenable density!
5. Please continue talks with CU to annex and use the property to build a berm and protect property and lives. Don't let people confuse the fact that cu property used by the public is not 100% open space. Berm is not on open space.
6. I understand both the need for affordable housing and the need for preservation of "open space" and trail access. I believe that with conscious planning this site could actually be improved from its current state. I enjoy my runs here several times weekly but I think that the trails could be improved. I also think that there should be a limit to the number of units on the property. It is already a densely residential area with insufficient access to amenities and too much traffic. Plan carefully please. We love our home.
7. Strongly support agreement w/ CU to annex. The RTD stops make the CU South Property a good spot for student/faculty housing and indeed for some classes. The flood mitigation plan should go forward as quickly as possible- CU, CDOT and the city need to get that done before another flood kills people in that area.
8. I attended presentation and aware of the challenges, goals, and needs. My concern is with habitat, recreation and impact on community and quality of life. I can't imagine that development w/ housing would improve flood mitigation.
9. The CU South land is one of the best recreational open space areas in the whole city/county. This is largely because it is "unofficial" and is largely self-policed by conscientious residents and their canine companies. To alter that would be a travesty so please help ensure that any development or flood mitigation avoids any restriction or regulation on existing recreational open space use.
10. Annexation and land use changes should not be considered as part of this BVCP update. They should be considered when CU indicates its intentions. The consultant's transportation study tells us nothing because the intended use (and impact) are not considered.
11. Thank you for protecting us from future flooding!
12. 1. What role will current recreation use play in development? 2. Has the city inventoried recreational use patterns? Summer and winter. 2. How many residential units are possible with current zoning? Public needs a clear range of max + minimum number of units and of other possible buildings. 4000 units plus? Need numbers. 4. How will the above number of units vary if flood detention is not put on CU south land? In other words, how much of CU Souths open land are we losing to development by agreeing to put flood detention on CU land instead of OSMP land? Would it be plausible to keep flood detention on OSMP land and not have to make so many development concerns to CU for development of CU South?

13. It is inappropriate to consider annexation and land use changes in tandem with flood mitigation. These are separate issues. Any annexation beyond what is necessary for flood control development or any proposed development beyond flood control, should be discussed separately and public meeting specifically on those topics should be held. The west side of the CU Boulder South property should be left intact for recreational use. Those trails provide important connectors to other Boulder recreational paths: To the north, across Table Mesa, the foothills path and apache road with its connections to Bear Creek Path and the path next to Williams Village; and to the South, Marshall Rd and the South Boulder Creek trail.
14. It would be a tragedy to change or impose development on CU South. This area is such an ecological gem. I have seen box turtles, redeared sliders, snapping turtles, newts, kingfishers, night hawks, owls, herons, red-tailed hawks, coyotes and so many bird species I can't count. If you can't cross country ski in a city park where there are prairie dogs – How could you let development occur here? I have loved this land since 2000. I clean up dog poop. I give informal walks + talks. Please don't change anything. It is very important that OSMP never manages this property. *Snakes and fish too. Crayfish. Skunks.
15. I am against adding additional housing units @ CU South. Traffic congestion is already bad. More Housing will just make a bad problem worse.
16. Do not develop
17. Please do not annex this property without a legal guarantee of open space etc, by the university.
18. Please leave this property at CU South alone. We don't want the city involved in any way with CU-South other than to rezone CU -South to make clear that there will be no residential development whatsoever on CU South
19. CU needs to be part of the solution. Additional flood water detention is essential. Option D looks promising. I don't want to go through the destruction and displacement that happened in 2013
20. One of the appeals of living in Boulder, paying taxes, supporting CU with tuition etc is open space. More development is not necessary. Traffic is already out of hand and has business and people leaving. Decreasing open space is a terrible precedent.
21. I would very much like to keep CU South as is. Please do not put any housing on this site. Flood mitigation option D looks good- but please do not allow this to negatively impact the existing ponds and small streams. I also suggest minimizing the "fill" to make the "bathtub" bigger. Climate change predicts larger, more intense storms and Boulder should prepare for this. If the site is annexed, I believe CU will develop the site with housing similar to Williams Village & Bear Creek apartments. Thus, I would prefer the city buy the property and turn it into something like Chatfield State Park- which combines flood mitigation and recreation. I am a WRV volunteer and would love the opportunity to help restore this site. Thank you!
22. Can we get an idea of CU's future plans for the property before we agree to annex and provide city services? It is difficult to accept changes when we have no idea what they are looking to do. I am in support of flood mitigation.
23. CU Boulder adds more and more students every year. I would like to see more CU housing for students, to alleviate the student takeover of the hill and martin park houses. This could be accomplished by adding new grad student and married housing at CU South, and re-designing the housing on Arapahoe to be high density student housing. This would also alleviate traffic as you would allow more students to live near campus and shopping.
24. Please put option/plan D in operation ASAP for the safety of Boulder South Residents. Thank you

25. Please do not build houses at CU South... Horrible idea! Too many people and not enough open-recreational space as it is. This plan will result in a poorer quality of life for south Boulder residents.
26. Please turn CU South into public open space and leave the trails open
27. As a family who moved to the Tantra area specifically because of the presence and accessibility to the CU open space, we are very concerned to learn of the university's desire to annex and build on the property. As an individual with chronic illness, the CU South area has been one of very few places I have been able to enjoy the outdoors over the last few years (due to its level and easy gradient). We as a family are at the open space on average 2 times a day and it has become possibly the most enjoyable part of living in Boulder for us- the easy access we have to this scenic, peaceful, undeveloped land. Boulder has been inundated over the past decades with more and more people and more and more houses. The roads have become congested beyond where they were ever intended to be during weekday traffic, and the travel time between destinations throughout the city has become prohibitive and unbelievably frustrating. Adding a potential of 800-950 new homes/units off of table mesa/36th would increase traffic in South Boulder to a level beyond what people could tolerate. I for one would no longer want to live in the area with that level of traffic increase and that loss of wildness and recreation area. Cu South is a unique, beautiful space in Boulder and it would be absolutely devastating to see it developed.
28. I've lived in High view for 13 years and have thoroughly enjoyed the undeveloped S. Boulder Campus. I run, bike, walk my dogs... My kinds (9 & 12) have spent many hours with me or exploring the creek and watching wildlife. When friends visit, they comment in wonder at this undeveloped area devoted to nothing but it's existence. Please jettison these plans to develop this lovely area. It is wonderful as is. Thank you.
29. I'm heartbroken to think this property, CU South, will be used for housing. The plant, insect wildlife, birds needs this space. Not to mention biking, skiing, tennis, dog walking.
30. I support the city talking to CU about flood
31. While I recognize the probability of development of the area I hope you retain the recreational component and maintain access for a wide range of users
32. The "MR" student/staff housing sounds OK. A bus like Williams Village will run to campus I assume. The open space would be great to keep. Not as sure about the "LR"
33. A connecting road between Hwy 93 and foothills parkway needs to be installed. There's too much cut through traffic on Table Mesa.
34. South Boulder and particularly the Tantra Park Neighborhood is the "lowest" income housing and great for young families. How will this affect the area? Will plain college housing be built? The area can barely support current residents and add more would also require more infrastructure which we don't have.
35. Please put Bern in to protect lives
36. The city prides itself on saving open space. So what are you thinking to build on this wonderful "close in" open space? Please think again!
37. Thank you to the planning board. I love option D for flood mitigation. Our home was destroyed in the flood and we need protection and safety. Thank you for all your efforts in working with CU to make this happen. Please move forward as soon as possible we need protection now!
38. I am in favor of option D concept for flood mitigation in order to protect the lives and property of 3000 + residents who were seriously impacted during the 2013 flood. The plan appears to respect our open space and the rendering looks natural and lovely. Given City

Council, Open Space + CU are supporting this solution, please move forward as soon as possible.

39. Thank you for all the work you've done so far on this project! Option D will save lives during a future flood event and I encourage you to move forward swiftly in moving from concept to completion. It would be tragic if we had another flood without making the changes we can to improve the future outcomes. We were very lucky in 2012. I hope to see progress on this project in the near future! Many thanks!
40. Very concerned about increased traffic at Table Mesa + Moorhead etc. Area is barely possible for peds and bikes as well. If CU housing is built, offer shuttle off-site to campus. Protect views & quiet of existing surrounding neighborhoods. Allow some opens space for the public-maybe a dog park like foothills community park has -grassy for small dogs, huge running area for big dogs. Facilitate walk/bike ways to existing surrounding areas.
41. Perhaps this was covered in the presentation- I was not able to stay for all of it. I was hoping to hear more about the intersection of CU< Student Housing, the perceived Housing Crisis in Boulder and how CU could address this in their development of the CU South property. Student housing on the CU South parcel should relieve housing pressure on other Boulder neighborhoods. So we get a "win-win-win" situation: 1. CU brings more students "under their umbrella" by being a part of their housing. 2. Students have housing and other services available-possibly at reduced costs. 3. Boulder re-gains hundred if not thousands of housing options to assist in the pursuit of affordable housing and diversity- not to forget housing for CU Employees.
42. MR Zoning is incompatible with the surrounding neighborhoods. There will unacceptable traffic one Table Mesa Dr Under this increase in population with MR zoning. 2. The Flood Mitigation approved as Option D includes a 9-acre detention pond at Manhattan Middle School. This post is not feasible due to shallow groundwater in the area and a new track at the school. These items render the approved South Boulder Creek flood mitigation plan invalid and must be re-evaluated. 3. MR Zoning is incompatible with South Boulder Creek Flood detention upstream of Highway 36. The land use and zoning for that rea proposed for flood detention should change to open space. 4. Climate change must be incorporated into land use and zoning for this historic floodplain
43. Due to the environmental, transportation and recreational impacts of this project known at this time I oppose any building of housing units in this area (land use changes). I want to see and ensure that this land stays as an open space area. Historic investigation has already proven that this land is not appropriate for any housing. Even with flood mitigation in place, at least half is subject to major flooding. Do not make land use changes to this area/land.
44. Mis-information was prevalent! Should have started by clarifying- no current changes in development proposed. Many were confused that map of development zones were "proposed" when they are actually "current". Change being proposed now is flood mitigation Berm. Separately, CU already has zoning for development and any future changes would consider flood and master plan analysis needed to clarify basic terms- "Annexation does not equal change of owner. If the city and CU agree to annex any expansion to provide utilities should include gas to neighborhood to provide benefits to neighboring community residents. Horrible Presentation. Didn't clarify information just cause more confusion and upheaval.
45. After years of periodic flooding flood by periodic flood mitigation studies, South Boulder Creek flood mitigation needs to be the top priority of the city and county of Boulder to ensure the safety of residents of the impacted South Boulder neighborhood. Many lives were threatened and property was severely damaged in the September 2013 flood when SB creek overflowed it overtopped US 36 and raged into our community. Option D has now been

approved by Boulder City Council, Boulder Open Space, Bond of Trustees and Boulder Water Resources advisory board. Now is the time to annex CU South to use part of that property to impound flood water from S. Boulder creek and prevent water from US 36 and flooding homes, apartments, residential communities, churches and businesses. The project is essential for the safety of the residents in this area

46. My name is Dan Hester and am a Boulder county resident. I use CU South for recreation (walking our dog, running) and request that the city not be allowed to annex the CU South property until we know more about intended land use. I oppose residential and commercial development on this site. Thanks.
47. I'd love to have services at the tennis courts and expansion of indoor courts to serve the community. Something I wanted to see at Valmont, but biking community won out, as always!!
48. I'm not opposed to CU developing this property but I do have concerns. The annexation agreement will be the most important component. In addition to density, please incorporate height limitations, maintain public access to trails and ponds, make sure the connection to the RTD bus stop/skip ramp is easy (even though there is a berm in the way) and other detailed considerations. And please, PB and Council: I don't kowtow to the neighbors re: traffic and views. Yes, development will be different than open space – but it was never guaranteed open space w/ CU as the owner. Those neighbors had a good run and they should be thankful it lasted as long as it did. CU has had a huge impact on the housing situation and they should be doing more to provide housing for faculty, staff and students.
49. There is an obvious lack of trust between the people and you all (City, CU, consultants) – how will you change this? Comment to the environmental person- The color coded map leads to thinking that the lighter colors are open for development—I think that is leading us in the wrong direction. All land is valuable. Additional Information – Yes! Please we want additional information in areas that are suitable for restoration. We want site restoration possibilities. Why doesn't the designation of LR and MR make sense? Does CU want to increase its potential to develop more land? Or with more density? This makes me suspicious. What is the rush? IS there a second professional opinion on the effectiveness of the flood mitigation plan? You want to make sure it works...
50. Thank you for the informative presentation! I am a renter in the area and chose to live here mostly due to the access to the flatirons property, on which I walk my dog 2-4 times a day. As you move forward with this process, I wonder if it's possible to use eminent domain to build the flood control structure and deal w/ CU and annexation later, once the university has a real plan?
51. Thanks for the presentation. My concern is that your wildlife study doesn't sound as though it really considered larger mammals like coyotes and the moose that I saw on the property this summer. A moose in Sobo! Incredible. I noticed on your wildlife density map that why you deem as more important species were further east- it seems an obvious correlation between less dense habitat to the west where neighborhoods encroach on national wildlife. This property is a true gem. Some of the best views in Boulder. Multi-use trails where walkers, runners, bikers, skiers, dog people all get along.
52. The 404 permit for the flood component will trigger the first question (in the regulations) as to whether the "basic project purpose" is flood control or reducing flooding on the CU property for future buildout? The flood study should be concerned about looking at the least damaging alternative (projects not affecting waters, including wetlands- either directly or indirectly!) for abating flooding downstream. Dual projects will have to be considered as a single and complete project. Flooding on improving site development for CU. Indirect impacts

to the other CU owned wetlands could be “significant” -EIS level- with excavation of bathtub and removing hydrology from pit-wetlands.

53. As a homeowner of a property adjacent to the CU South property I am opposed to the proposed land use change. I think it will negatively impact me in several ways. If the areas indicated are developed as low and medium density residential areas. My enjoyment of the area will be decreased because I walk through the proposed residential area almost on a daily basis. Increased population in the area will increase congestion and usage of roads, businesses and the remaining open space. Finally, property values of existing homes may decrease significantly. These are my concerns.
54. The perimeter neighborhoods are very motivated in maintaining the open areas (habitats, recreation, etc) of the CU South land. If there are forums for communities to send representatives to speak w/ CC or OSBT those dates/ opportunities would be appreciated. Open houses are very informative but quickly deteriorate. Is it possible to organize smaller “working groups” where ideas and solutions could be shared and vetted?
55. Please CU...figure out what you’re going to do before you consider annexing to the city. If anything, use it to have your student population that is increasing rapidly.
56. Development of this property will displace many recreation users, including off-leash dog walking. Boulders open space program owns/managers several thousand acres of land. Some of this land should be considered for the absorption of these displaced users. New trail access managed in the spirit of current CU South practices. The community highly values the access available at CU South and OSMP most provide solutions concurrently w/ the development plan of CU South.
57. What has happened to TRUST? I have lived in Boulder for almost 50 years. I remember the agreements made in 1972. 1. An open space 2. CU South would be green space. Let the land be!
58. Look at adjacent areas that are part of the ecosystem – Baseline Res – Davidson Mesa
59. I do feel, generally, that CU should do a much better job of housing its students. Not for just one year, but two- just as is required by many other universities. If there were a way to safely house a lot of students at CU south- I would greatly support that. Student housing, on CU’s own property is what’s needed, not more athletic facilities. If CU houses more of its students, it will help offload the tremendous, unreasonable degree of pressure on Boulder neighborhoods *to house CU’s student housing problem particularly the neighborhoods surrounding CU – Uni Hill, Martin Acres, Goss Grove
60. We live on Tantra Park. I will be avidly following plans as they progress and have grave concerns regarding annexation of CU south with no clear plan from CU.
61. Do not build on fairy houses and do not build there because animals live there and many kids play there. We should not build so the animals have a place to live. And many people walk their dogs there and love to be there.
62. I support the annexation of CU South. The need for flood mitigation in SE Boulder is dire and I encourage the City of Boulder to proceed with care and speed
63. I support the flood mitigation and protection of CU south to protect Frasier meadows and Keewaydin neighborhoods
64. I would like the council-approved flood plan to accelerate. It’s been a year since it was approved and it seems like all that has been done are a couple of studies/analysis. This is, in my opinion, a matter of safety for a huge portion of the folks in the Frasier Meadows area and there delays aren’t reflecting the urgency that is due.

65. If possible can the “development” issue be separated from the safety issues- ie proceed with annexation, proceed with Bern development and deal with the “development issues” later – Don Hayden
66. Are you serious? Almost 1000 houses on property that city says can’t be built on as it is in a flood plain. Except the rules change in the middle of the game and it’s ok to build. What about wildlife? What about traffic. Each house a minimum of 2 people – oh, forgot about densifying- 6-8 per house. Everyone will be on Boulder approved transportation – bikes only. No problem!
67. Leave it alone. Do not replace the land with more manufactured “stuff”. Let us have land!! Do not pave paradise to make more parking lots!!
68. Leave it open space this is the gateway to boulder. Don’t have paradise enough is enough!! Thanks
69. I want to voice my strong support for Option D of the SBC Flood mitigation study. Option D has been vetted and approved by council, OSBT & WRAB. Dozens of alternatives have been proposed, studied and rejected of a 12-15 year period and it is time to move this comp plan amendment forward. Please help save our lives...
70. We would like to preserve some open space or park areas especially around the water areas. Interested if the City of Boulder would consider an outdoor swimming pool for residents of the south side of Boulder. Also whether residents could access the tennis courts for recreational play or school tennis events. Currently the CU changes is prohibitive.
71. Don’t put housing there. Work w/ CU to put 1 acre natatorium/triathlon training center there – fill new hotels going into Boulder. Attract top athletes with world class facilities. People park @ RTD! Thank you
72. CU South must be stopped. The noise and congestion is unacceptable. This land must be preserved as open space.
73. This land should be deemed a sanctuary. A female moose has chosen this land as home. Several species of birds, fox, snakes, coyote and deer call this place home. The traffic is already dangerous on table mesa. Established single family home values will drop if there are more available.
74. NO MORE DEVELOPMENT- South Boulder Resident since ‘95
75. Please don’t destroy the beauty and character of this property. I understand the need for housing etc in Boulder- But this is one of the last best places east of Broadway. It is of GREAT value for wildlife and recreation – 100s of people have done a great job of self-monitoring its use. If you must build, please try to reduce the size in the medium density area on N. Side.
76. I am very skeptical of this project. My major concerns are relative to the 34’ open ditch proposed for day creek. Ditch Vs. Hogan Pancosy plan available today. 2. The 9 acre retention pond @ Manhattan middle school where an athletic field has just been installed. Until a solution to this dilemma is agreed to and published my skepticism increases. 3. In light of the above, you have already been passed by. 4. Most city sponsored events are designed to get buy-in to predetermined outcomes. Rather than gathering citizen input at the end. 5. I have zero trust in City of Boulder executive and legislative branches down to the supervisory level.